



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

August 30, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 August 30, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**LOANS FROM THE VALENCIA, BOUQUET CANYON, AND
EASTSIDE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION
FEE DISTRICTS TO THE WESTSIDE DISTRICT
STATE ROUTE 126/COMMERCE CENTER DRIVE INTERCHANGE IMPROVEMENTS
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD
(SUPERVISORIAL DISTRICT 5)
4 VOTES**

SUBJECT

Authorizing loans from various Bridge and Major Thoroughfare (B&T) Construction Fee Districts to the Westside B&T District for the construction of the State Route (SR) 126/Commerce Center Drive Interchange Improvement Project; and delegate to the Director of Public Works or her designee the authority to adopt the plans and specifications, advertise for competitive bids to construct the project, award, execute, and implement a consultant services agreement for the preparation of a baseline construction schedule and a stormwater pollution prevention plan for a not-to-exceed fee of \$25,000; and award and execute a construction contract with the apparent responsible contractor with the lowest responsive bid.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt the Resolution authorizing loans from the Valencia (\$3.5 million), Bouquet Canyon (\$10.5 million), and Eastside (\$7 million) Bridge and Major Thoroughfare Construction Fee Districts to the Westside Bridge and Major Thoroughfare Construction Fee District in amounts not to exceed the limits prescribed in the Resolution, subject to the terms described therein.
2. Delegate to the Director of Public Works or her designee the authority to adopt plans and specifications and advertise for competitive bids for State Route 126/Commerce Center Drive at an

estimated construction contract cost between \$38 million and \$45 million.

3. Authorize the Director of Public Works or her designee to execute a consultant services agreement with the apparent responsible contractor with the lowest responsive bid to prepare a baseline construction schedule and a stormwater pollution prevention plan for a \$25,000 not-to-exceed fee.
4. Authorize the Director of Public Works or her designee to award and execute a construction contract with the apparent responsible contractor with the lowest responsive bid, not to exceed the estimated \$38 million to \$45 million cost range for this project, approve the Faithful Performance and Labor and Material bonds and insurance submitted by the contractor, and take all other actions necessary and appropriate to fully deliver this project.
5. Authorize the Chief Executive Officer to permit the Director of Public Works or her designee to award and execute a contract for this project if the apparent contractor with the lowest responsive bid exceeds the estimated cost range, if the Chief Executive Officer finds that additional and appropriate funds have been identified.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

One of the priority projects in the Westside B&T Construction Fee District is a project consisting of a full-movement, grade separated interchange at the existing SR-126/Commerce Center Drive intersection. This project also proposes the widening of SR-126 to 3,412 feet east of the intersection with Commerce Center Drive to 2,789 feet west of the intersection, the realignment of Henry Mayo Drive to the south to create a signalized intersection with Commerce Center Drive, and the relocation and signalization of the Travel Village entrance along SR-126. The total estimated construction cost of the project is currently estimated to be \$55 million; however, there are insufficient funds available at this time in the Westside B&T District to implement this project.

The purpose of the enclosed Resolution is to provide funds to the Westside B&T District to finance the SR-126/Commerce Center Drive Interchange project by authorizing loans from the Valencia, Bouquet Canyon, and Eastside B&T Districts.

The Valencia, Bouquet Canyon, and Eastside B&T Districts have fund balances that exceed the funding levels needed to implement anticipated projects within those Districts during the timeframes of the proposed loan repayment schedules. The remaining fund balances, after the loan, of approximately \$0.5 million (Valencia), \$2.3 million (Bouquet Canyon), and \$3 million (Eastside) will be retained in these Districts for anticipated short-term needs. The loaning Districts will still be able to implement high-priority projects using funds from future fee revenues and the loan repayments from the Westside B&T District.

The purpose of recommended actions two through five is to carry out accelerated delivery of the construction of interchange improvements at the intersection of SR-126/Commerce Center Drive in the unincorporated community of Castaic Junction. The recommended action is necessary to keep this project on an expedited schedule for construction.

The proposed consultant services agreement with the apparent responsible contractor with the lowest responsive bid to prepare a baseline construction schedule and a stormwater pollution prevention plan that conforms to County of Los Angeles' (County) specifications is critical to successfully manage construction activities by both the contractor and the County. The apparent

responsible contractor must be able to produce these deliverables. Bid specifications provide that if the contractor fails to complete acceptable deliverables, Public Works may return to your Board to recommend that the contractor be determined nonresponsible and recommend awarding the construction contract to the next apparent responsible contractor with the lowest responsive bid contingent on the bidder completing deliverables that conform to the County's specifications.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goals of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it will allow the County to utilize the B&T funds in a more efficient manner and accelerate the delivery of this project to benefit the community and traveling public and improve their quality of life.

FISCAL IMPACT/FINANCING

There will be no impact to the County's General Fund.

The loans will be repaid in ten equal annual principal payments plus interest on the unpaid balance with future revenues collected in the Westside B&T District Fund commencing in August 2014. Funds for loan repayments will be budgeted in future years as fees are collected from developers. Your Board approved these fees on July 26, 2011.

The loans will be secured by the County's Road Fund. The Road Fund may be used for this purpose since the project will be within road right of way and project costs are eligible gas tax expenditures. If repayment is required from the Road Fund, these funds will be paid solely from the Fifth Supervisorial District's Road Construction Program. If necessary, funds for this purpose will be included in future years' Road Fund Budgets.

The total construction cost of the SR-126/Commerce Center Drive Interchange Improvement Project is currently estimated to be \$55,000,000, of which \$9,200,000 will be financed with a Los Angeles County Metropolitan Transportation Authority grant obtained under the 2001 Call for Projects (CFP). The remaining construction cost in the amount of \$45,800,000 will ultimately be financed with the future Westside B&T Construction Fee District funds as fees are collected. The future Westside B&T District is expected to generate almost \$600,000,000 over time for transportation projects within the District.

Since the future Westside B&T District fees will not be collected for several years, it is proposed that funds from the Fifth Supervisorial District's Road Construction Program, Newhall Land and Farming Company (Newhall Land), and the Valencia, Bouquet Canyon, and Eastside B&T Districts be used to advance funding for the project as shown on the enclosed Exhibit A. A separate agreement with Newhall Land is currently being negotiated by Public Works, as authorized by your Board on July 19, 2011.

The necessary funds for construction of the SR-126/Commerce Center Drive Interchange Improvement Project are included in the Fifth Supervisorial District's Road Construction Program in the Fiscal Year 2011-12 Road Fund Budget, which will partially be reimbursed with funds from Newhall Land and the Westside B&T District Fund Budget following your Board's approval of the loan of funds from the Valencia, Bouquet Canyon, and Eastside B&T Districts. Funds are available in the Fiscal Year 2011 12 Valencia, Bouquet Canyon, and Eastside B&T District budgets to enable the \$21 million loan to the Westside B&T District. Over time, the Road Fund will be fully reimbursed for all project expenditures with Westside B&T District funds as they become available.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 13, 2006, your Board approved amendments for the County portions of the Valencia, Bouquet Canyon, Eastside, Lyons/McBean, and Castaic B&T Districts that allow District fees paid by development projects to be loaned to other Districts for projects in the County areas. Furthermore, on July 26, 2011, your Board also approved the Westside B&T District Report to allow loan transfers from other B&T districts to the Westside B&T District for financing of district improvement projects. Any proposed loan is required to be documented by a resolution adopted by your Board.

The enclosed Resolution has been approved as to form by County Counsel.

Delegating to the Director of Public Works or her designee the authority to adopt the plans and specifications; advertise for bids; award, execute, and implement a consultant services agreement for preparation of a baseline construction schedule and stormwater pollution prevention plan; and award and execute a construction contract will allow an accelerated process for delivery of the project.

The authority delegated in Recommendation No. 4 will allow the Director or her designee to award a contract within the project's bid range. In the event that the lowest responsive bid exceeds the bid range, Recommendation No. 5 will allow the project to be awarded if deemed appropriate and in the County's best interest by the Chief Executive Officer (CEO). Prior to any out-of-range award, the Director or her designee will notify the CEO and the Fifth Supervisorial District of the intended funding source to finance the cost increase. The CEO will evaluate the funding and decide if the project should be awarded or have the matter brought before your Board for consideration.

Section 20395 of the State Public Contract Code allows your Board the ability to delegate authority to the Director or her designee to carry out all aspects of this project consistent with the recommendations contained herein. Granting this authority to the Director or her designee will accelerate delivery of this interchange improvement project.

This project will be advertised in accordance with Section 20392 of the Public Contract Code.

The contract agreement will be in the form previously reviewed and approved as to form by County Counsel.

The award of the contract will not result in unauthorized disclosure of confidential information and will be in full compliance with Federal, State, and County regulations. The project specifications contain provisions requiring the contractor to comply with terms and conditions supporting your Board's ordinances, policies, and programs including, but not limited to: the County of Los Angeles' (County) Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN and GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; the Los Angeles County's Defaulted Property Tax Reduction Program Ordinance, Los Angeles County Code, Chapter 2.206; and the standard Board-directed clauses that provide for contract termination or renegotiation.

The State Public Contract Code requires the County to award construction contracts to a responsible contractor with the lowest responsive bid, which is defined as the firm that: (1) submits the bid with the lowest cost; (2) is deemed by the County to be responsive to specific criteria under the solicitation including, but not limited to, licensure, bonding, and insurance requirements; and (3) is determined by the County to be a responsible bidder by exhibiting the capability, capacity, experience, trustworthiness, and financial wherewithal to perform the work required under the bid solicitation.

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, criminal convictions, civil litigation, defaulted contracts with the County, complaints filed with the Contractor's State License Board, labor law/payroll violations, and debarment actions. As provided for in Board Policy No. 5.140, the information reported by the contractor will be considered before making a recommendation to award.

The plans and specifications will include the contractual provisions, methods, and material requirements necessary for this project and will be on file with Public Works.

ENVIRONMENTAL DOCUMENTATION

On December 5, 2006, Agenda Item No. 47, your Board approved the environmental document prepared by Caltrans for this project. The Negative Declaration found that the project will not have a significant effect on the environment in accordance with the provisions of the California Environmental Quality Act. On November 16, 2010, Agenda Item No. 14, an addendum to the Negative Declaration to address changes in the scope of the work was approved by your Board. The proposed actions are within the scope of the previously approved Negative Declaration. Public Works has determined that the conditions at the project site and the proposed scope of work have not changed since the approval of the environmental documents.

As identified in the 2006 Negative Declaration for the SR-126 Interchange project, a permitting process was set forth in the Environmental Impact Statement/Environmental Impact Report for the Natural River Management Plan approved in 1998 by the US Army Corps of Engineers and the California Department of Fish and Game for flood control improvements and other projects associated with the development of land adjacent to the Santa Clara River and its tributaries in the Santa Clarita Valley. Public Works will comply with the permitting requirements set forth for the project.

Upon the Board's approval of the pending actions, Public Works will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing fees with the County Clerk in the amount of \$75.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed loans to the Westside B&T District will have no negative impact on the provision of services within the loaning B&T Districts. When the project is completed, it will have a positive impact on services by providing interchange improvements for the traveling public.

The Honorable Board of Supervisors

8/30/2011

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CONCLUSION

Please return one adopted copy of this letter and one copy of the recorded Resolution to the Department of Public Works, Land Development Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:AEN:la

Enclosures

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

**RESOLUTION OF THE
BOARD OF SUPERVISORS FOR THE COUNTY OF LOS ANGELES
AUTHORIZING LOANS FROM THE VALENCIA, BOUQUET CANYON, AND
EASTSIDE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE
DISTRICTS TO THE WESTSIDE BRIDGE AND MAJOR THOROUGHFARE
CONSTRUCTION FEE DISTRICT**

WHEREAS, the Board of Supervisors, on March 2, 1982, added Section 21.32.200 to the Los Angeles County Code, providing for the establishment of Bridge and Major Thoroughfare Construction Fees to be paid by subdividers and building permit recipients in the County of Los Angeles; and

WHEREAS, on June 13, 2006, the Board of Supervisors approved amendments to the Valencia, Bouquet Canyon, Eastside, Lyons/McBean, and Castaic B&T Districts' Reports to allow loans of B&T District funds between these B&T Districts; and

WHEREAS, on July 26, 2011, the Board of Supervisors adopted the Westside Bridge and Major Thoroughfare Construction Fee (B&T) District (hereinafter referred to as Westside B&T District); and

WHEREAS, on July 26, 2011, the Board of Supervisors approved the Westside District's Report to allow loans of B&T District funds between the Valencia, Bouquet Canyon, Eastside, Lyons/McBean, Castaic, and Westside B&T District; and

WHEREAS, the Valencia, Bouquet Canyon, and Eastside B&T Districts are expected to have fund balances of about \$4.0 million, \$12.8 million, and \$10 million, respectively, in Fiscal Year 2011-12; and

WHEREAS, the bulk of these fund balances are not anticipated to be needed for eligible projects within their respective districts within the timeframes of the Loan Repayment Schedules (as described below); and

WHEREAS, the Westside B&T District Report includes a project (hereinafter referred to as Project) consisting of a full-movement, grade-separated interchange at the existing SR-126/Commerce Center Drive intersection, the widening of SR-126 3,412 feet east of the intersection with Commerce Center Drive to 2,789 feet west of the intersection, the realignment of Henry Mayo Drive to the south to create a signalized intersection with Commerce Center Drive, and the relocation and signalization of the Travel Village entrance along SR-126; and

WHEREAS, there is a current need to construct Project; and

WHEREAS, future subdivisions and qualifying building permits within the Westside B&T District will benefit from said Project; and

WHEREAS, there are insufficient funds available at this time in the Westside B&T District to finance the anticipated costs of Project; and

WHEREAS, this funding deficiency may be mitigated by the loans from the Valencia, Bouquet Canyon, and Eastside B&T Districts in amounts not to exceed \$3.5 million, \$10.5 million, and \$7.0 million, respectively, to the Westside District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

- A. Funds from the Valencia, Bouquet Canyon, and Eastside B&T Districts in amounts not to exceed \$3.5 million, \$10.5 million, and \$7.0 million, respectively, shall be loaned to the Westside B&T District, subject to terms specified in the following paragraphs.
- B. The borrowed funds shall be used only for Project, and if not used for Project, shall be returned to the lending B&T District(s).
- C. The loans shall be repaid proportionally to the loan amounts, with interest to each loaning district, in 10 equal annual principal payments plus interest on the unpaid balances, commencing on August 1, 2014, in accordance with the attached Loan Repayment Schedules.
- D. The loans shall be secured by the County's Road Fund. Thirty days prior to each loan payment due date, a determination shall be made regarding the ability of the Westside B&T District to make the payments to the loaning Districts. If Westside B&T District funds are not available to make the full payment, the loan payments will be paid from the Fifth Supervisorial District's Road Construction Program.

The foregoing Resolution was adopted on the ____ day of _____, 2011, by the Board of Supervisors of the County of Los Angeles and ex officio of the governing body of the which said Board so acts.

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 
Deputy

Attach.

PAYMENT SCHEDULE
LOAN FROM VALENCIA B&T DISTRICT (V51) TO WESTSIDE B&T DISTRICT
PAYABLE IN 12 YEARS

	Principal		\$3,500,000.00		
	Interest (Note 1)		1.16%		
	Term		10		
	@pmt(p,i,t)		\$381,430.33		
Payment Year	Beginning Balance	Interest	Principal Reduction	Annual Payments	Ending Balance
F/Y 2012-13	\$3,500,000.00	\$40,621.24	(\$40,621.24)	\$0.00	\$3,540,621.24
F/Y 2013-14	\$3,540,621.24	\$41,092.69	(\$41,092.69)	\$0.00	\$3,581,713.94
F/Y 2014-15	\$3,581,713.94	\$41,569.62	\$339,860.71	\$381,430.33	\$3,241,853.22
F/Y 2015-16	\$3,241,853.22	\$37,625.17	\$343,805.16	\$381,430.33	\$2,898,048.06
F/Y 2016-17	\$2,898,048.06	\$33,634.95	\$347,795.39	\$381,430.33	\$2,550,252.67
F/Y 2017-18	\$2,550,252.67	\$29,598.41	\$351,831.92	\$381,430.33	\$2,198,420.75
F/Y 2018-19	\$2,198,420.75	\$25,515.02	\$355,915.31	\$381,430.33	\$1,842,505.44
F/Y 2019-20	\$1,842,505.44	\$21,384.25	\$360,046.09	\$381,430.33	\$1,482,459.35
F/Y 2020-21	\$1,482,459.35	\$17,205.53	\$364,224.81	\$381,430.33	\$1,118,234.55
F/Y 2021-22	\$1,118,234.55	\$12,978.31	\$368,452.03	\$381,430.33	\$749,782.52
F/Y 2022-23	\$749,782.52	\$8,702.03	\$372,728.31	\$381,430.33	\$377,054.22
F/Y 2023-24	\$377,054.22	\$4,376.12	\$377,054.22	\$381,430.33	(\$0.00)
Totals		\$314,303.33	\$3,500,000.00	\$3,814,303.33	

Note 1: The interest rate to be applied will be determined at the time the loans are made.

PAYMENT SCHEDULE
LOAN FROM BOUQUET CANYON B&T DISTRICT (CN8) TO WESTSIDE B&T DISTRICT
PAYABLE IN 12 YEARS

	Principal		\$10,500,000.00		
	Interest (Note 1)		1.16%		
	Term		10		
	@pmt(p,i,t)		\$1,144,291.00		
Payment Year	Beginning Balance	Interest	Principal Reduction	Annual Payments	Ending Balance
F/Y 2012-13	\$10,500,000.00	\$121,863.72	(\$121,863.72)	\$0.00	\$10,621,863.72
F/Y 2013-14	\$10,621,863.72	\$123,278.08	(\$123,278.08)	\$0.00	\$10,745,141.81
F/Y 2014-15	\$10,745,141.81	\$124,708.86	\$1,019,582.14	\$1,144,291.00	\$9,725,559.67
F/Y 2015-16	\$9,725,559.67	\$112,875.52	\$1,031,415.48	\$1,144,291.00	\$8,694,144.19
F/Y 2016-17	\$8,694,144.19	\$100,904.84	\$1,043,386.16	\$1,144,291.00	\$7,650,758.02
F/Y 2017-18	\$7,650,758.02	\$88,795.23	\$1,055,495.77	\$1,144,291.00	\$6,595,262.25
F/Y 2018-19	\$6,595,262.25	\$76,545.07	\$1,067,745.93	\$1,144,291.00	\$5,527,516.32
F/Y 2019-20	\$5,527,516.32	\$64,152.74	\$1,080,138.26	\$1,144,291.00	\$4,447,378.06
F/Y 2020-21	\$4,447,378.06	\$51,616.58	\$1,092,674.42	\$1,144,291.00	\$3,354,703.64
F/Y 2021-22	\$3,354,703.64	\$38,934.92	\$1,105,356.08	\$1,144,291.00	\$2,249,347.56
F/Y 2022-23	\$2,249,347.56	\$26,106.08	\$1,118,184.92	\$1,144,291.00	\$1,131,162.65
F/Y 2023-24	\$1,131,162.65	\$13,128.35	\$1,131,162.65	\$1,144,291.00	(\$0.00)
Totals		\$942,909.98	\$10,500,000.00	\$11,442,909.98	

Note 1: The interest rate to be applied will be determined at the time the loans are made.

PAYMENT SCHEDULE
LOAN FROM EASTSIDE B&T DISTRICT (B10) TO WESTSIDE B&T DISTRICT
PAYABLE IN 12 YEARS

	Principal		\$7,000,000.00		
	Interest (Note 1)		1.16%		
	Term		10		
	@pmt(p,i,t)		\$762,860.67		
Payment Year	Beginning Balance	Interest	Principal Reduction	Annual Payments	Ending Balance
F/Y 2012-13	\$7,000,000.00	\$81,242.48	(\$81,242.48)	\$0.00	\$7,081,242.48
F/Y 2013-14	\$7,081,242.48	\$82,185.39	(\$82,185.39)	\$0.00	\$7,163,427.87
F/Y 2014-15	\$7,163,427.87	\$83,139.24	\$679,721.43	\$762,860.67	\$6,483,706.44
F/Y 2015-16	\$6,483,706.44	\$75,250.34	\$687,610.32	\$762,860.67	\$5,796,096.12
F/Y 2016-17	\$5,796,096.12	\$67,269.89	\$695,590.77	\$762,860.67	\$5,100,505.35
F/Y 2017-18	\$5,100,505.35	\$59,196.82	\$703,663.85	\$762,860.67	\$4,396,841.50
F/Y 2018-19	\$4,396,841.50	\$51,030.05	\$711,830.62	\$762,860.67	\$3,685,010.88
F/Y 2019-20	\$3,685,010.88	\$42,768.49	\$720,092.17	\$762,860.67	\$2,964,918.71
F/Y 2020-21	\$2,964,918.71	\$34,411.05	\$728,449.61	\$762,860.67	\$2,236,469.09
F/Y 2021-22	\$2,236,469.09	\$25,956.61	\$736,904.05	\$762,860.67	\$1,499,565.04
F/Y 2022-23	\$1,499,565.04	\$17,404.06	\$745,456.61	\$762,860.67	\$754,108.43
F/Y 2023-24	\$754,108.43	\$8,752.23	\$754,108.43	\$762,860.67	(\$0.00)
Totals		\$628,606.65	\$7,000,000.00	\$7,628,606.65	

Note 1: The interest rate to be applied will be determined at the time the loans are made.

**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
STATE ROUTE 126/COMMERCE CENTER DRIVE
INTERCHANGE IMPROVEMENTS PROJECT
FUNDING PLAN**

Grant Funds–MTA's 2001 CFP	\$ 9,200,000
Advance Funding of the Fifth District's Road Construction funds currently available	14,000,000
Advance Funding of the Fifth District's Road Construction funds at \$2.6 m/year over next three years	7,800,000
Loans from the Valencia, Eastside, and Bouquet Canyon B&T Districts	21,000,000
Newhall Land	<u>3,000,000</u>
Total Project Cost	\$55,000,000